



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

**500 RAYBESTOS DRIVE | UPPER SANDUSKY, OH 43351**

**75,000 SF INDUSTRIAL BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors





500 RAYBESTOS DRIVE

## Offering Summary

Sale Price:  
**\$5,000,000**

Lease Rate:  
**\$3.95 SF/yr (NNN)**

Available SF:  
**75,000 SF**

Building Size:  
**75,000 SF**

Year Built/Renovated:  
**1989/2025**

Lot Size:  
**21.9 Acres**

Lease Term:  
**Negotiable**

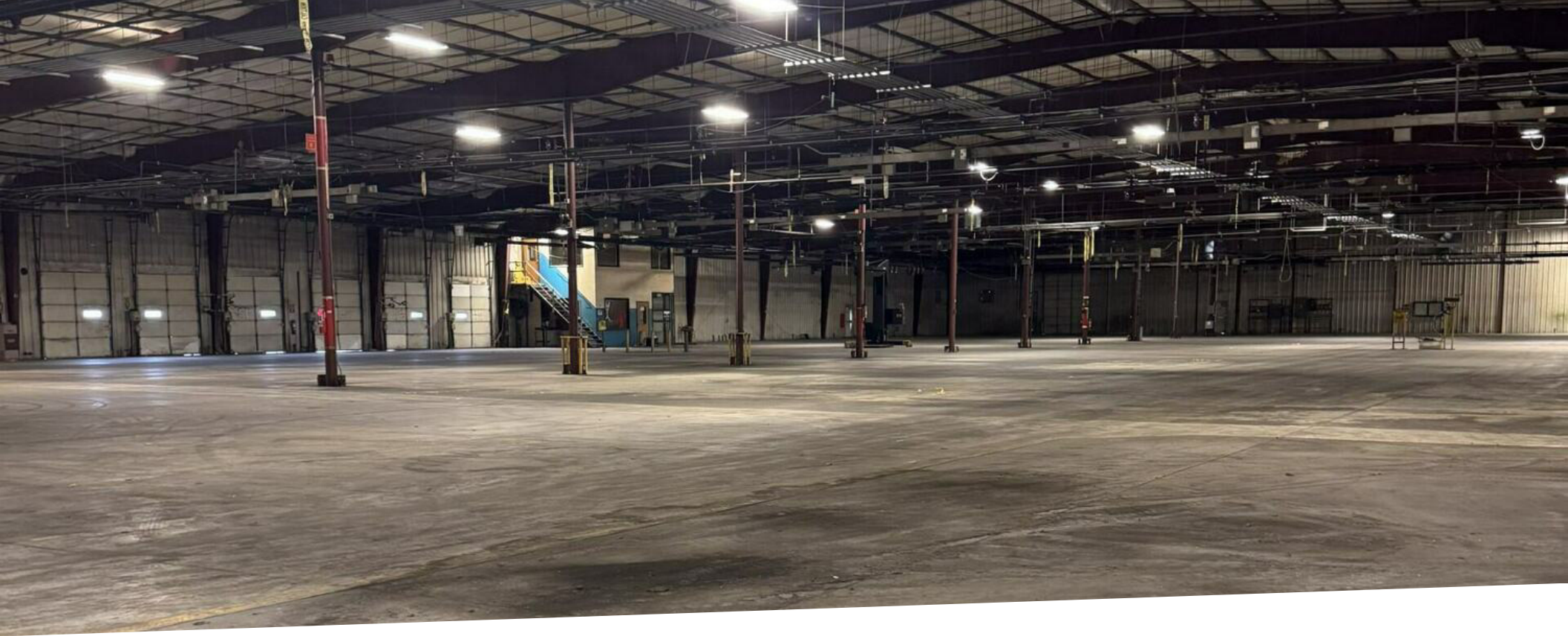
Price / SF:  
**\$66.67**

### Property Overview

- 75,000 SF Industrial
- Flexible Floor Plan
- Ample power - 3 phase/2000 amps/480V
- 1.3 miles to US 23
- Fully Insulated
- Full fire suppression
- New offices and locker rooms
- Motion activated T-5 lighting

Contact us for additional information!  
**[rkcommercial.com](http://rkcommercial.com)**





500 RAYBESTOS DRIVE

## Property Details

Fire Suppression  
**Wet**

Office Size  
**12,400 SF**

Tenancy  
**Single**

Climate Controlled  
**No**

Zoning  
**Limited Manufacturing**

Construction Description  
**Steel, Block**

Roof System  
**Standing Seam**

Heat System Description  
**Natural Gas, unit heaters**

Submarket  
**Outside Metro Area**

Parking Surface Description  
**Asphalt**

Column Spacing  
**72' x 25'**

Restrooms  
**3 & M/W Locker Rooms**

County  
**Wyandot**

# Of Floors  
**2-story office**

Ceiling Height  
**16'-27'**

# Of Grade Level Doors  
**4 - 10'x14'**







500 RAYBESTOS DRIVE

## Property Details

# of Dock High Doors  
6 - 8'x10'

Outside Storage  
Ample

condition  
Good

Annual real estate taxes  
\$9,809.50

Annual real estate taxes per  
SF  
\$0.13

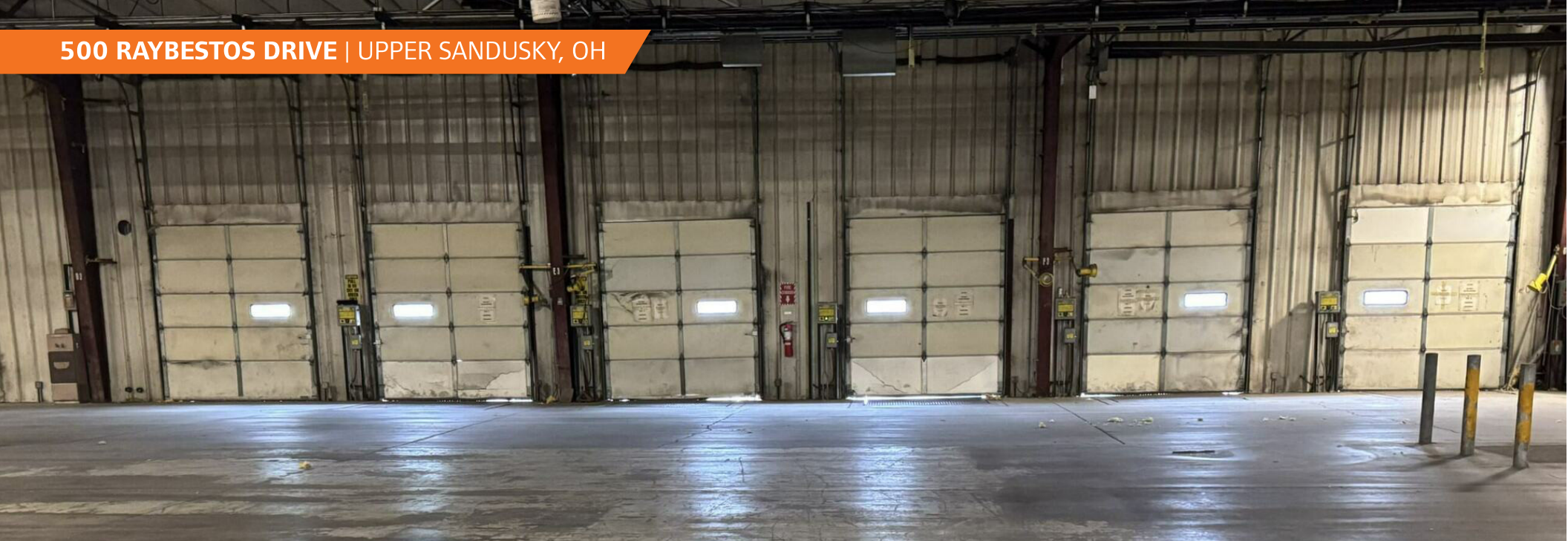
Parcel Nos.  
062235000000,  
062270010000,  
062230040000

Cross Streets  
Evergreen Lane

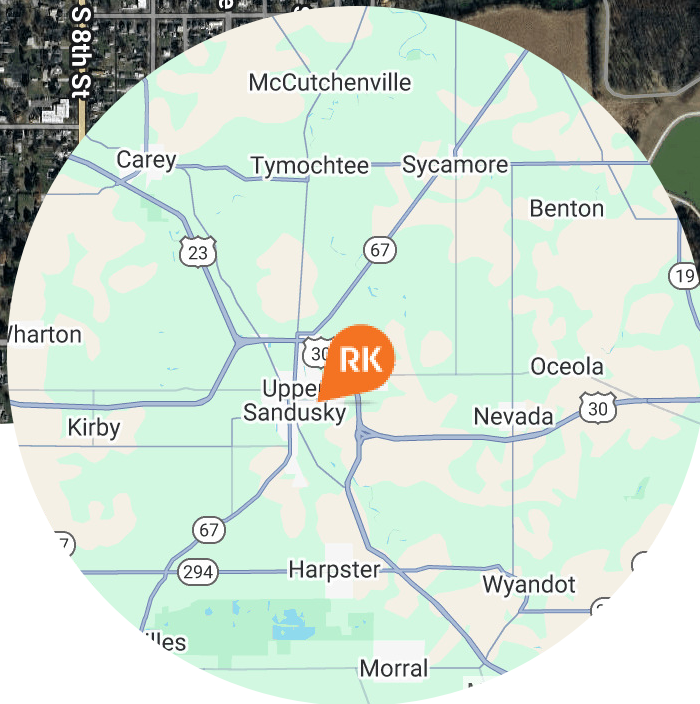
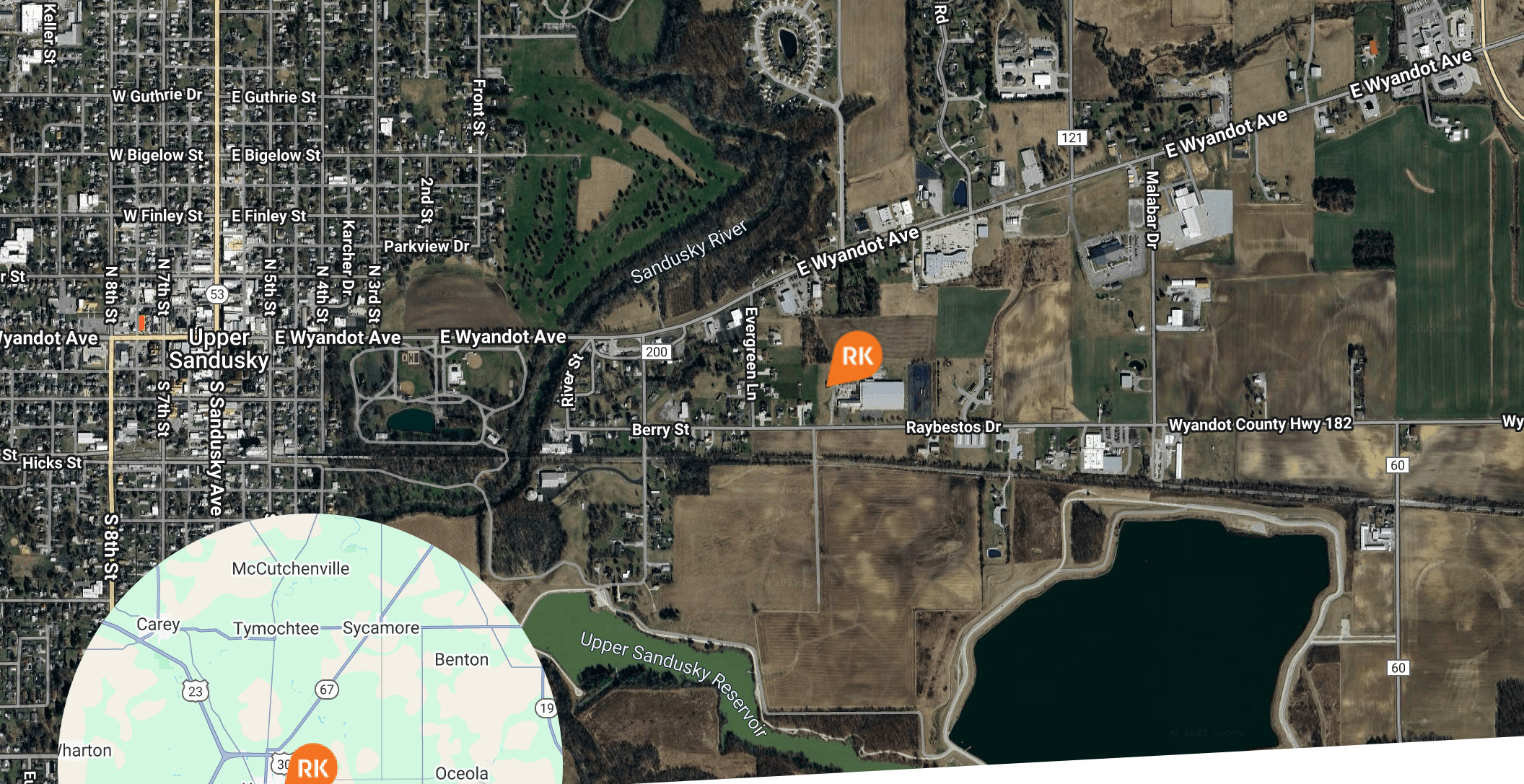
Utilities  
Power: AEP  
Fuel: Columbia Gas  
Water: Municipal











500 RAYBESTOS DRIVE

## Location Benefits

- Less than 2 miles from highway interchange
- Established Industrial area





# Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



***Lynette Reichle, SIOR  
Senior Vice President***

**Lynette Reichle, SIOR**

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#### OUR PURPOSE

**To make real estate work for  
our clients and customers**

#### OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

RK